

# **FORM-BASED CODE COMMITTEE**

## **MINUTES**

**July 11, 2019**

The duly advertised meeting of the Form-Based Code Committee was held on July 11, 2019, at 1:00 p.m. at the Development Resource Center, Conference Room 1A. Chair Jason Havron called the meeting to order and announced that the meeting is being recorded. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Committee. Development Review Planner Emily Dixon explained the additional rules of procedures.

**Members Present:** Jason Havron, Grace Frank, David Hudson, Jim Williamson, Marcus Jones and Anca Rader

**Members Absent:** Matt Whitaker

**Staff Members Present:** Development Review Planner Emily Dixon, Secretary Rosetta Greer and Assistant City Attorney Harolda Bryson

**Chairman Havron explained the rules of procedures.**

**Roll Call:** Secretary Rosetta Greer called the roll.

**Swearing In:** Secretary Rosetta Greer swore in everyone who wanted to speak to the Commission

**Applicants Present:** Abigail Stevenson.

**Approval of Minutes:** Jim Williamson made a motion to approve June 2019 meeting minutes. Grace Frank seconded the motion. All in favor, the motion was unanimously approved.

**Planner Emily Dixon explained the additional rules of procedure.**

**OLD BUSINESS:**

**Case #19-FB-00023 – 1208 King Street – Skyline signage**

**Project Description:**

The applicant, Jimmy White / Abigail Stevenson, has applied for the following modifications:

1. Allowance of skyline sign to be located below the top 1/3 of the building.
2. Allowance to exceed 50 of the length of the building.

There were no comments from the community.

**Discussion:** A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #19-FB-00023 – 1208 King Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code,

**subject to any and all conditions. David Hudson seconded the motion. All in favor, the motion was unanimously approved.**

**There following conditions were noted: Signage must terminate at or above the existing faded signage.**

**NEW BUSINESS:**

**Case #19-FB-00025 – 629 Market Street – Skyline signage**

**Project Description:**

The applicant, Justin House / Mesa Properties Chattanooga LLC / Southern Advertising, has applied for the following modification:

1. Allowance of 2 skyline signs on a 4 story building.
2. Allowance of 2 skyline signs on one building face.

There were no comments from the community.

**Discussion: A discussion was had between the Committee members. David Hudson made a motion to defer Case #19-FB-00025 – 629 Market Street due to the lack of sufficient information, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Marcus Jones seconded the motion. All in favor, the motion was unanimously approved.**

**Marcus Jones recused himself from the following case.**

**Case #19-FB-00026 – 1351 Passenger Street – Median and Interior Landscape Islands**

**Project Description:**

The applicant, Choo Choo Partners LP / Allen Jones – ASA Engineering & Consulting, has applied for the following modifications:

1. Allowance of more than 10 spaces between landscape islands in 8 locations.
2. Decrease of landscape islands from 13.5' wide to 10' in 3 locations.
3. No median island between parking rows.
4. Decrease soil surface requirement from 200sqft per tree (400sqft for joined island) to 331sqft for a joined landscape island in two locations
5. Decrease of required trees from  $(178/5=)$  35 to 32.
6. No new islands for existing parking configurations along sidewalk, 3 locations.

There were no comments from the community.

**Discussion: A discussion was had between the Committee members. Grace made a motion to approve Case #19-FB-00026 – 1351 Passenger Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions that the Staff Appeal shall be considered, in which the**

case shall be treated as a modernization and not as an improvement. David Hudson seconded the motion. All in favor, the motion was unanimously approved.

It was noted by the Committee that Staff gets specification for language to define *modernization*.

Marcus Jones rejoined the Committee meeting for the following cases.

**Case #19-FB-00027 – 619 & 621 Market Street – Curb cut, parking setback & parking quantity**

**Project Description:**

The applicant, Bell Group Holdings / Don Sells – River Street Architecture, has applied for the following modifications:

1. New curb cut on A Street.
2. Reduction of parking setback from 30' to 0' on Broad Street.

There were no comments from the community.

**Discussion:** A discussion was had between the Committee members. David Hudson made a motion to approve Case #19-FB-00027 – 619 & 621 Market Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Marcus Jones seconded the motion. All in favor, the motion was unanimously approved.

There were no conditions noted for the approval.

**Case #19-FB-00028 – 721 Broad Street – Ground floor signage was deferred until the next meeting date due to the site not have the required meeting notice sign posted.**

**Case #19-FB-00029 – 1514 Cowart Street – Fenestration**

**Project Description:**

The applicant, Rockpoint (RP) Homes LLC / Gabe Thomas – Elemi Architects, has applied for the following modification:

1. Reduction of ground story fenestration from 30% minimum to 16% on the side of the building facing 16<sup>th</sup> Street.
2. Reduction of upper story fenestration from 25% minimum to 4% on the second level and 5% on the third level on the side of the building facing 16<sup>th</sup> Street.
3. Allowance of blank wall length 30+' on the side of the building facing 16<sup>th</sup> Street.

There were no comments from the community.

**Discussion:** A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #19-FB-00029 – 1514 Cowart Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions that the Staff Appeal be approved, in which consideration of 2 building faces to be reviewed as one building face rather than

review of the two buildings separately. David Hudson seconded the motion. All in favor, the motion was unanimously approved.

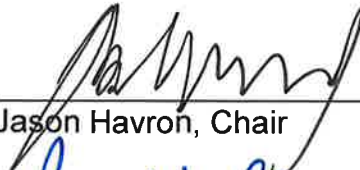
There were no conditions noted for the approval.

Case #19-FB-00030 – 125 W. 20<sup>th</sup> Street – Fenestration & ground floor signage was withdrawn by applicant.

**NEXT MEETING DATE:** August 8, 2019 (application deadline is July 12, 2019 at 4 p.m.).

Jim Williamson made a motion to adjourn.

The meeting was adjourned at 3:00 p.m.

  
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Jason Havron, Chair

  
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Rosetta Greer, Secretary

8/8/19  
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Date

8/8  
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Date